

MIDWEST LAND GROUP PRESENTS

69.54 ACRES IN

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# LEE COUNTY IOWA



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# PASTURE, TILLABLE, TIMBER AND SHIMEK COUNTRY SECLUSION

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Acreage in Lee County does not usually come with this many angles. This farm sits adjacent to Shimek State Forest, offers productive tillable and improved pasture ground, timber, and a private lane back to a building site you would not find tucked away like this at this price point in southeastern Iowa. Whether you are running cattle, chasing big deer, looking to build, or watching the rural energy easement space, this property has something real to offer.

The infrastructure here is ready to go! With 22 acres of improved pasture with perimeter fencing in good shape, portions of it brand new, a cattle pen, and gates already in place. The 20 +/- tillable acres have been used to grow silage to feed cattle on site, keeping the operation self-contained. If you want to run livestock from day one without putting money into setup, this is that property. And if your goals change, that tillable ground can shift to cash rent row crop, or the pasture can go back into production. The optionality is genuine.

Shimek State Forest borders this farm, and this corner of southeastern Iowa has a track record for producing mature whitetails. Deer moving between the state forest and the surrounding agricultural ground use this property as a transition corridor, running east to west and north to south along the timber edge. Lick Creek runs just outside the property boundary and is a well-known landmark in this area, drawing deer movement and giving this farm a

natural connection to one of the better travel corridors in Lee County. The farm is secluded, which is exactly what mature bucks look for. Big deer have been killed in this immediate neighborhood.

The Des Moines River sits less than 2 miles away, adding a fishing and recreational dimension that makes this more than a one-season property. Turkey, small game, and river access all within reach of your own ground.

The property has a private lane, not a road easement, and that distinction matters for someone thinking about putting a home back here. Less than a 1/4 mile of gravel from the hard surface, tucked away from neighbors, with town close enough for essentials. This is the kind of setup people spend years looking for: genuine seclusion with a practical drive in and out. The acreage is manageable, the taxes are low, and the bones are there for a homestead, hobby farm, or primary residence. Rural water meter is already on site and electric at the road, making this a cost-efficient build site.

For buyers tracking rural energy infrastructure in Iowa, this farm sits within a realistic range of existing transmission lines 2 miles north and 3 miles east, with a substation 4 miles to the northwest. As buildout continues across southeastern Iowa, that proximity positions this ground for potential easement consideration. Not guaranteed, but worth understanding before you pass.

# PROPERTY FEATURES

COUNTY: **LEE** | STATE: **IOWA** | ACRES: **69.54**

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- 69.54 gross acres, Lee County, Iowa
- 20 tillable acres
- 22 pasture acres, improved fencing with new sections, cattle pen and gates in place
- 14.6 timber acres
- Adjacent to Shimek State Forest
- Less than two miles from the Des Moines River
- Private lane, less than a quarter mile of gravel from hard surface
- Build site potential; Rural water meter on site
- Transmission lines 2-3 miles out, substation 4 miles northwest
- Parcels: 031306301000060, 031306301000110, 031306301000030
- STR 30/68N/7W
- Zoned Agricultural
- School District: Van Buren County
- Annual Taxes: \$1,154
- 5 miles from the Missouri border
- 20 miles from Mount Pleasant
- Approximately 1.5 hours to Iowa City



# 22 +/- ACRES OF PASTURE

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With 22 acres of improved pasture with perimeter fencing in good shape, portions of it brand new, a cattle pen, and gates already in place. If you want to run livestock from day one without putting money into setup, this is that property.



# PRIVATE LANE

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# BUILD SITE POTENTIAL

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# 14.6 +/- TIMBER ACRES

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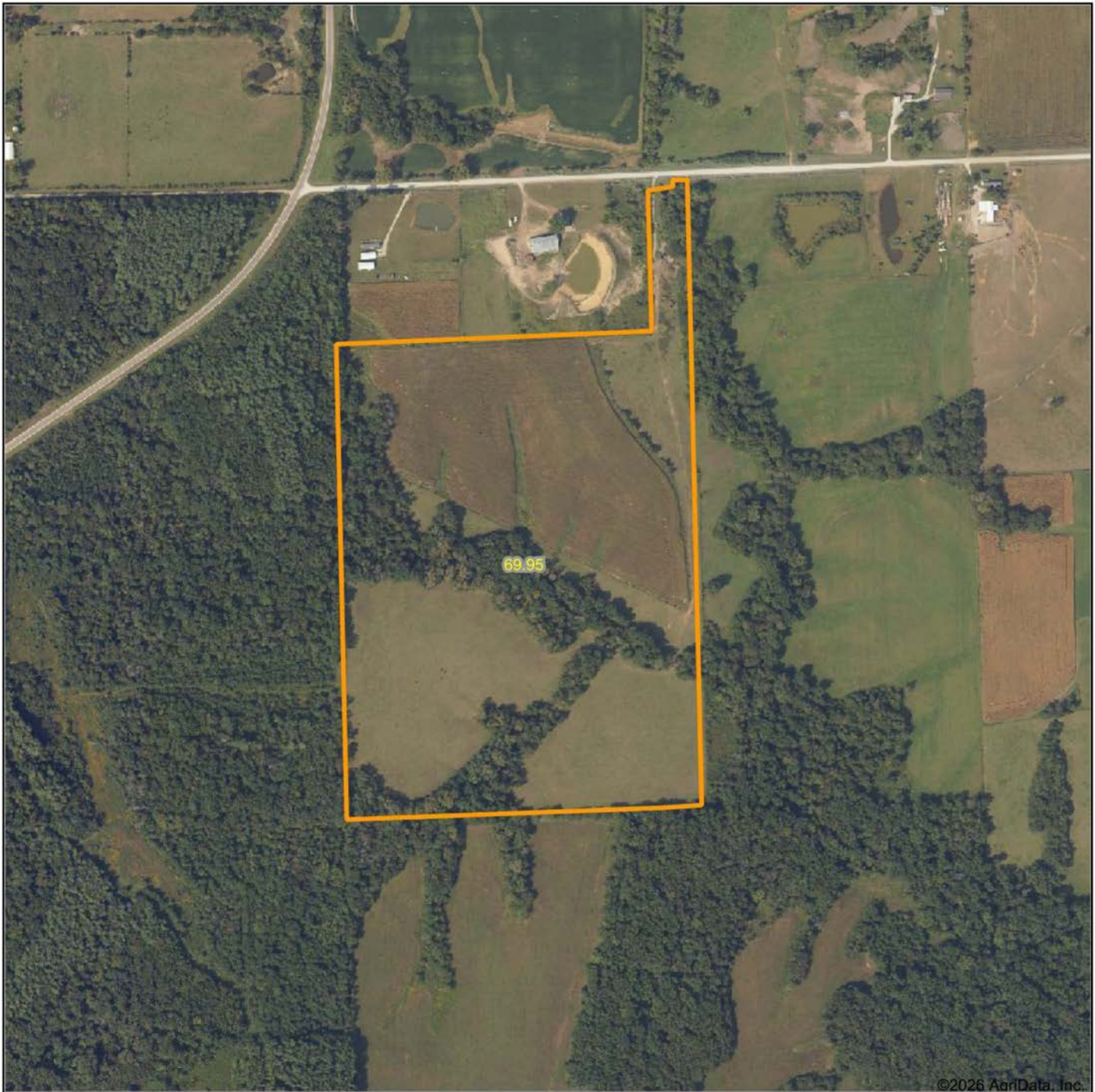
# 20 TILLABLE ACRES

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The 20 +/- tillable acres have been used to grow silage to feed cattle on site, keeping the operation self-contained. That tillable ground can shift to cash rent row crop, or the pasture can go back into production. The optionality is genuine.



# AERIAL MAP



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Boundary Center: 40° 39' 50.51, -91° 42' 56.26

0ft 649ft 1299ft



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**30-68N-7W**  
**Lee County**  
**Iowa**



6/25/2026

# TOPOGRAPHY MAP

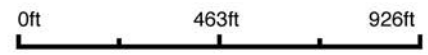


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Source: USGS 1 meter dem  
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Min: 642.6  
Max: 713.4  
Range: 70.8  
Average: 683.0  
Standard Deviation: 16.77 ft

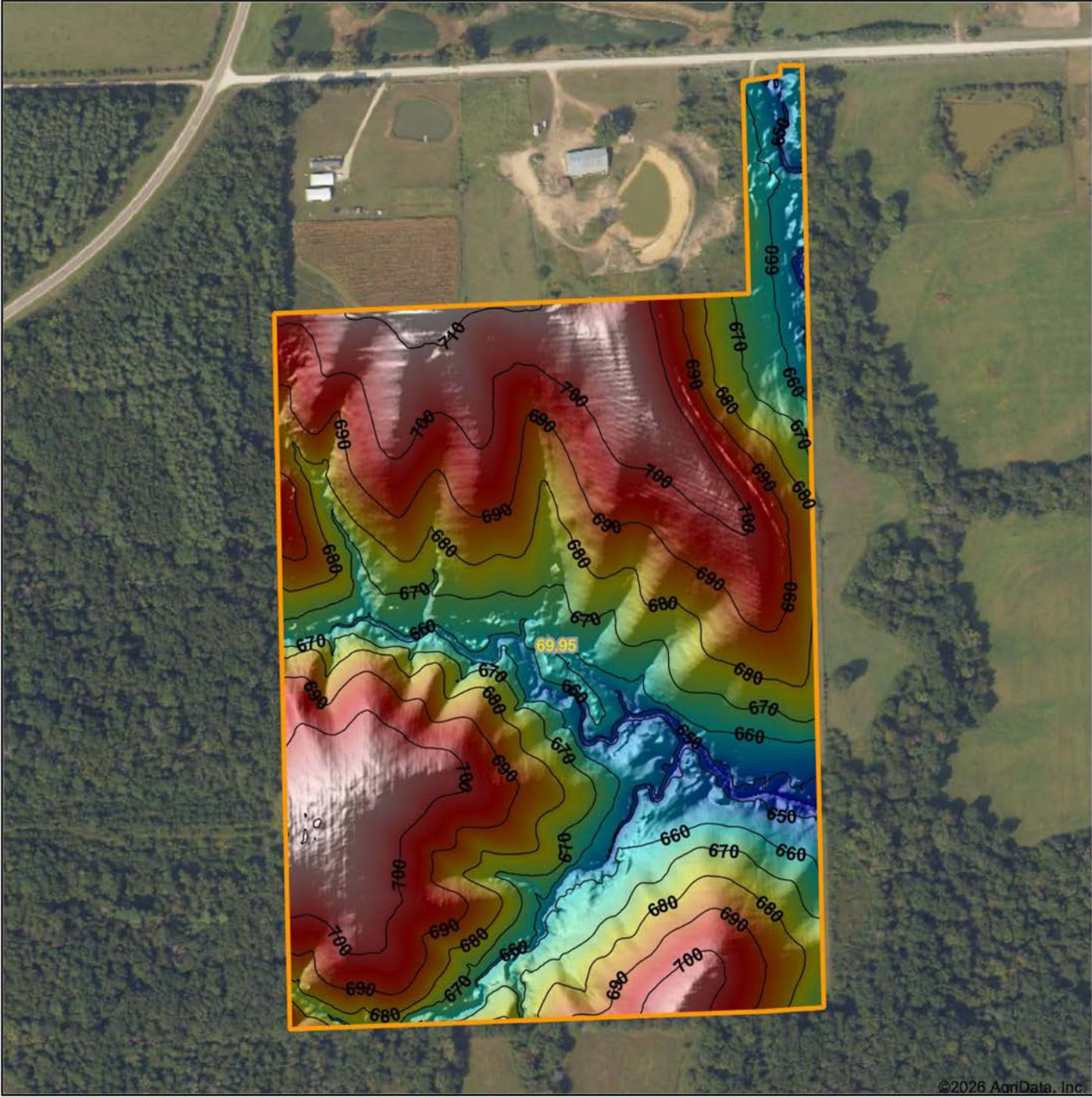


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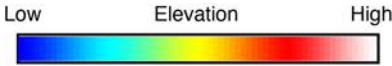
**30-68N-7W**  
**Lee County**  
**Iowa**

Boundary Center: 40° 39' 50.51, -91° 42' 56.26

# HILLSHADE MAP

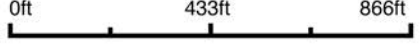


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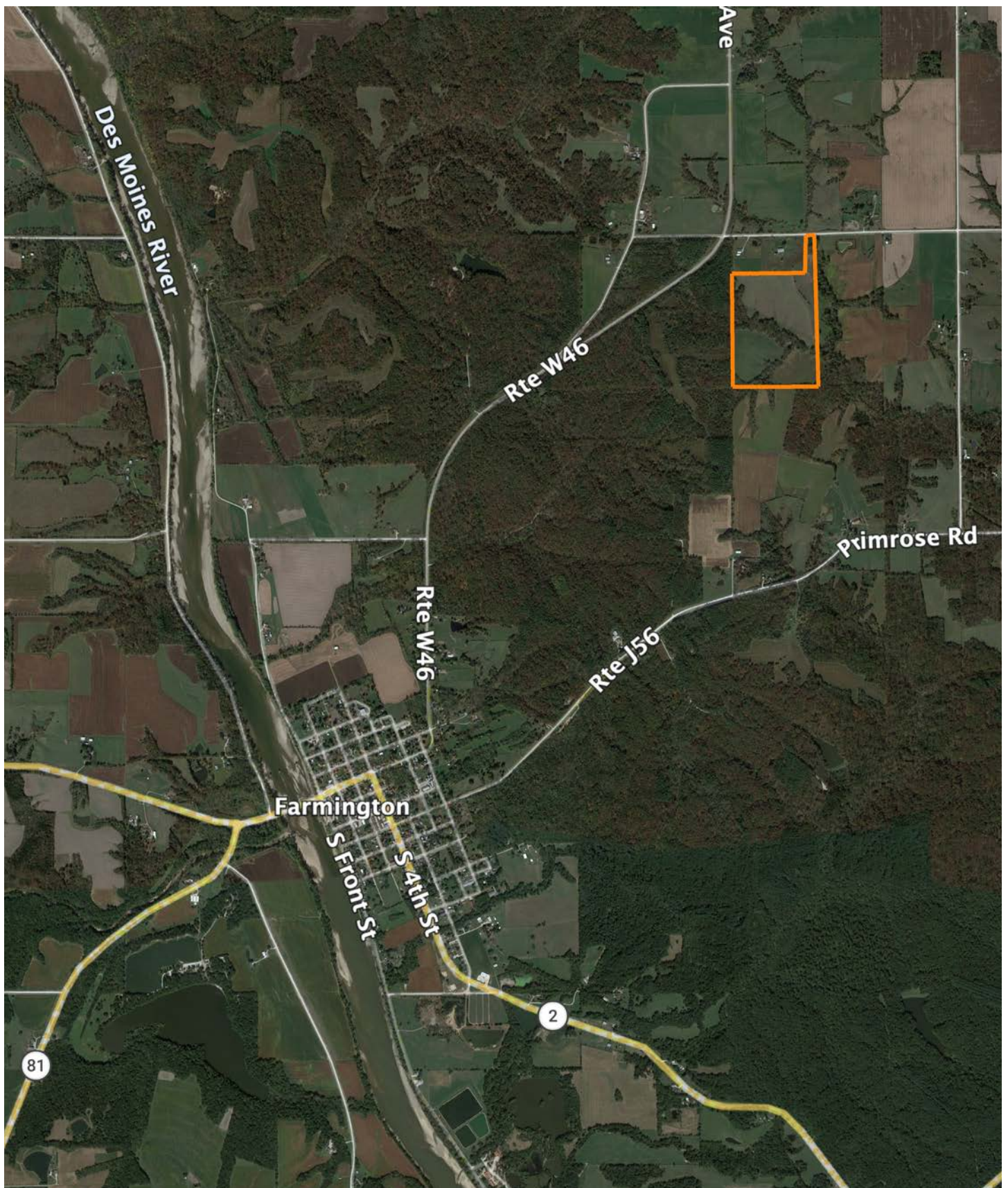


6/25/2026

**30-68N-7W**  
**Lee County**  
**Iowa**

Boundary Center: 40° 39' 50.51, -91° 42' 56.26

# OVERVIEW MAP



# AGENT CONTACT

Chris Janis serves landowners across Eastern Iowa with a steady, disciplined approach shaped by more than 20 years of service as a senior NCO in the U.S. Army. That experience instilled a deep commitment to integrity, accountability, and clear communication, qualities his clients depend on when navigating the complexities of buying and selling land.

A graduate of Liberty University, where he earned his degree magna cum laude with a business-focused interdisciplinary study, Chris combines his education with proven experience in land sales throughout Eastern Iowa. He has further strengthened his ability to serve clients as a graduate of the Western College of Auctioneering and holds a Part 107 drone certification, equipping him with additional strategies to help maximize property value and deliver strong results.

Now based in Coralville, Chris lives with his wife, Deann, and their three children, Christian, Campbell, and Alivia. His connection to the outdoors began with fishing in southern Florida and grew through years of hunting across the country during his military career. Today, he is an accomplished outdoorsman with consistent success pursuing mature whitetails, along with experience in waterfowl, upland bird, and turkey hunting. He is also a National Deer Association Deer Steward II, reflecting his commitment to conservation, habitat management, and responsible land stewardship.

Faith and service are central to Chris's life. He is actively involved in men's ministry and is passionate about mentoring others and giving back to his community, including volunteering his time to introduce youth and veterans to hunting and fishing.

Chris takes a strategic, detail-oriented approach to every transaction, ensuring his clients are well-informed and confident at every step. His strong work ethic, passion for land stewardship, and commitment to serving others set him apart as a trusted partner for those looking to buy or sell land.



## CHRIS JANIS

LAND AGENT

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## MidwestLandGroup.com

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